



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

**SUITES AVAILABLE**

# HALLMARK PLAZA

4400 E. STAN SCHLUETER LOOP & 4304 E. CENTRAL TEXAS EXPY | KILLEEN, TEXAS



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## CONTACT:

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## AVAILABLE

**Suite 4304-B:** 1,200 SF

» \$12 PSF + \$5.58 NNN

**Suite 4400-1B:** 2,200 SF

» Former Dental Office

» \$18 PSF + \$5.58 NNN

**Suite 4400-2A:** 1,500 SF

» Restaurant w/ Drive Thru

» \$28 PSF + \$5.58 NNN

**Suite 4400-3D:** 2,080 SF

» Former Medical office

» \$14 PSF + \$5.58 NNN

## HIGHLIGHTS

» Surrounded by national retailers

» Pylon signage available



## AREA RETAILERS



### TOTAL POPULATION

1 MILE	9,084
3 MILE	80,541
5 MILE	174,477



### DAYTIME POPULATION

1 MILE	10,582
3 MILE	81,734
5 MILE	154,182



### TOTAL HOUSEHOLDS

1 MILE	3,515
3 MILE	31,071
5 MILE	66,255



### AVERAGE HH INCOME

1 MILE	\$88,253
3 MILE	\$86,978
5 MILE	\$82,913

# HALLMARK PLAZA | PROPERTY OVERVIEW



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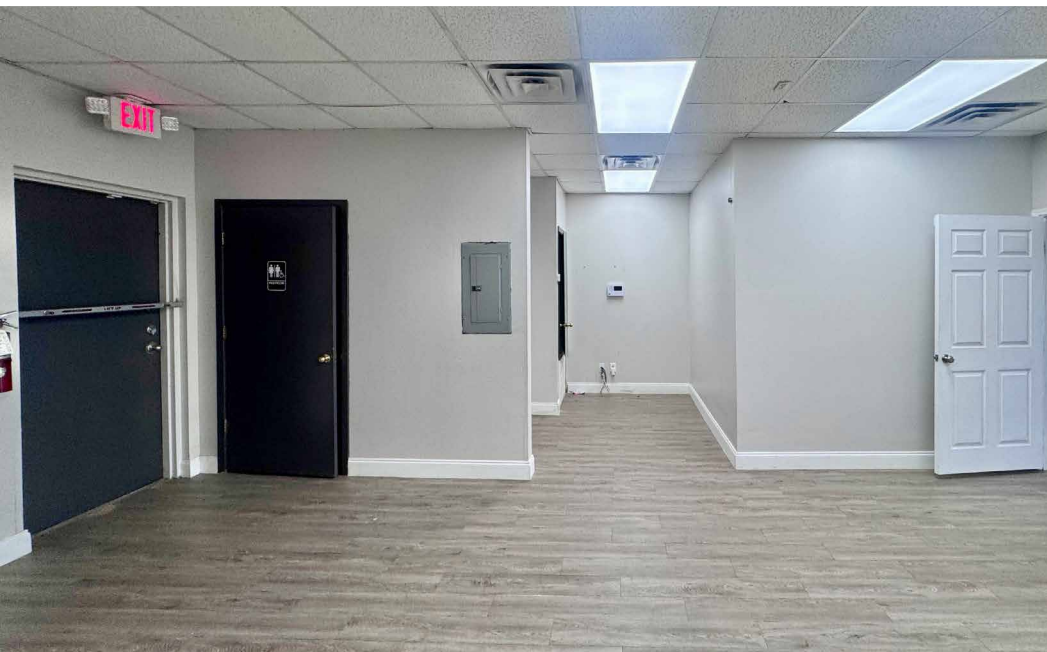


HALLMARK PLAZA

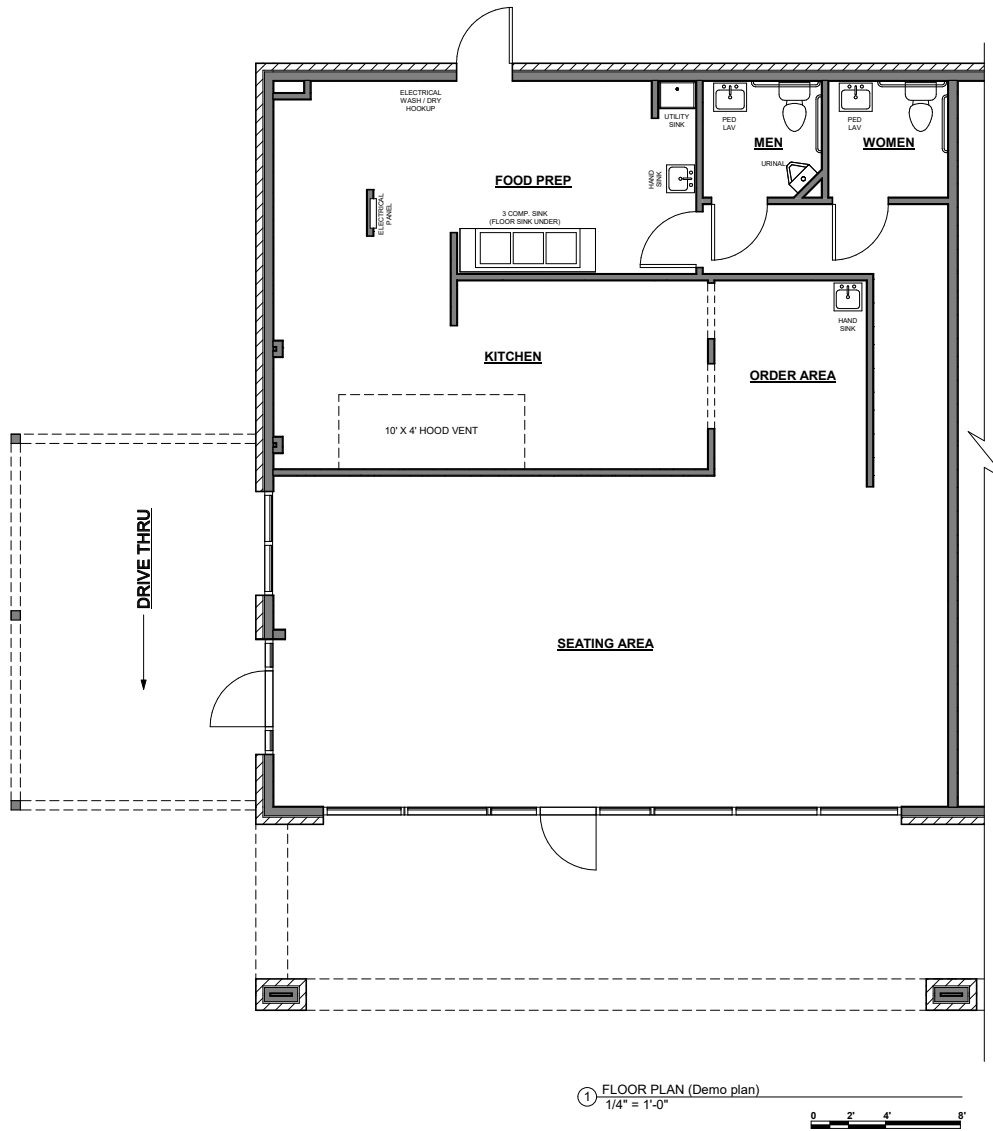
SUITE 4400-2A: PHOTOS



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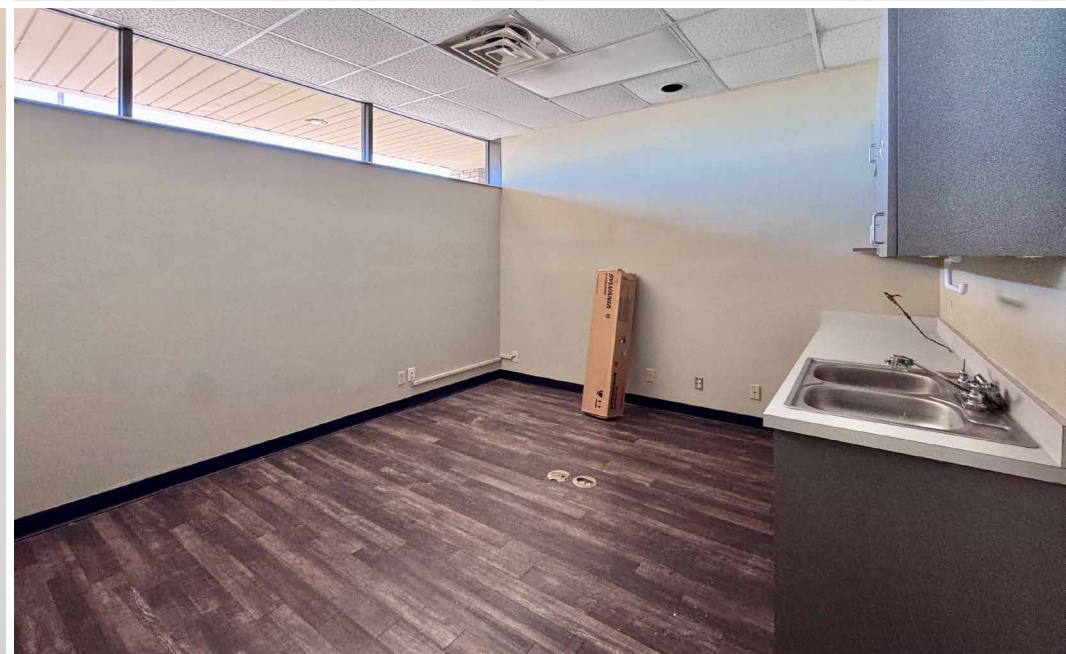
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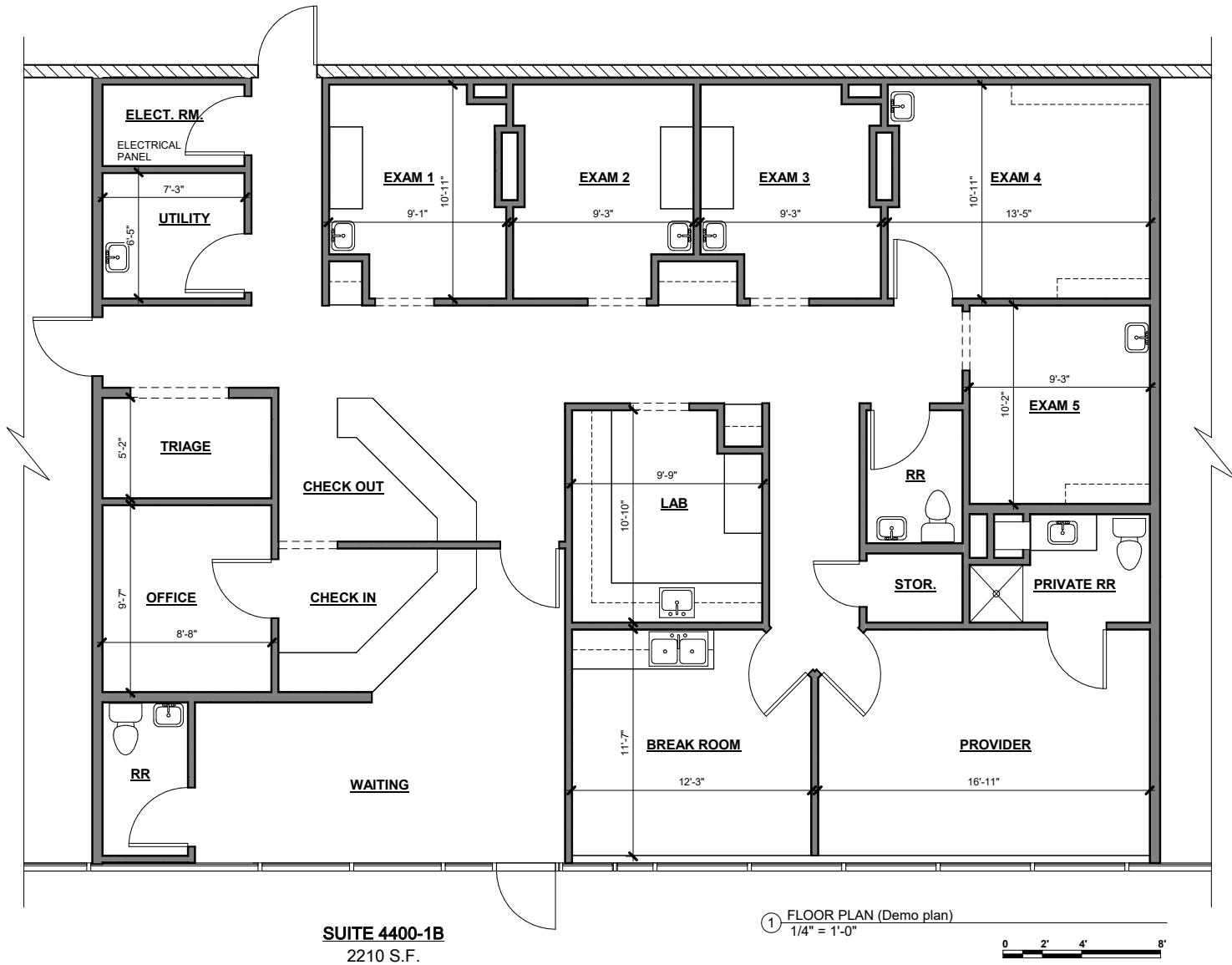
# HALLMARK PLAZA | SUITE 4400-2A: FLOOR PLAN



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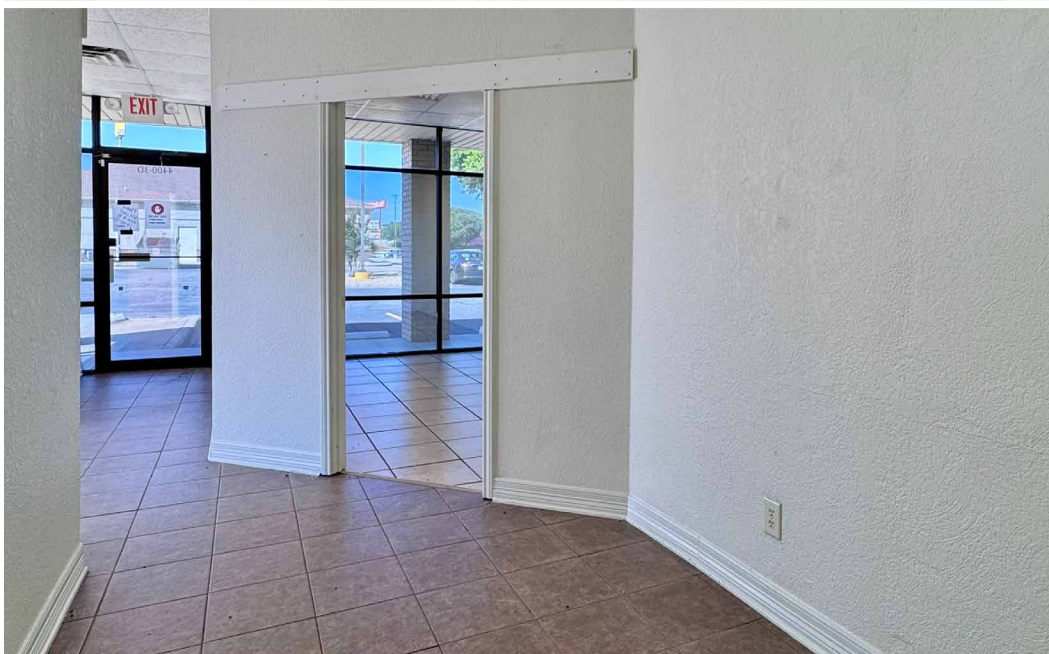
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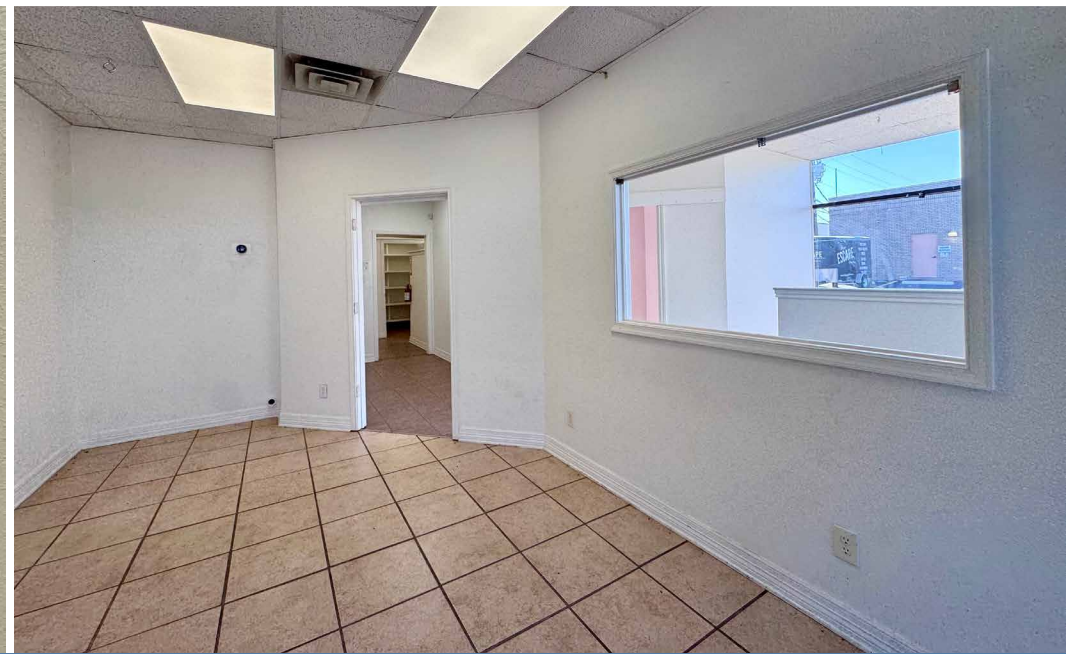
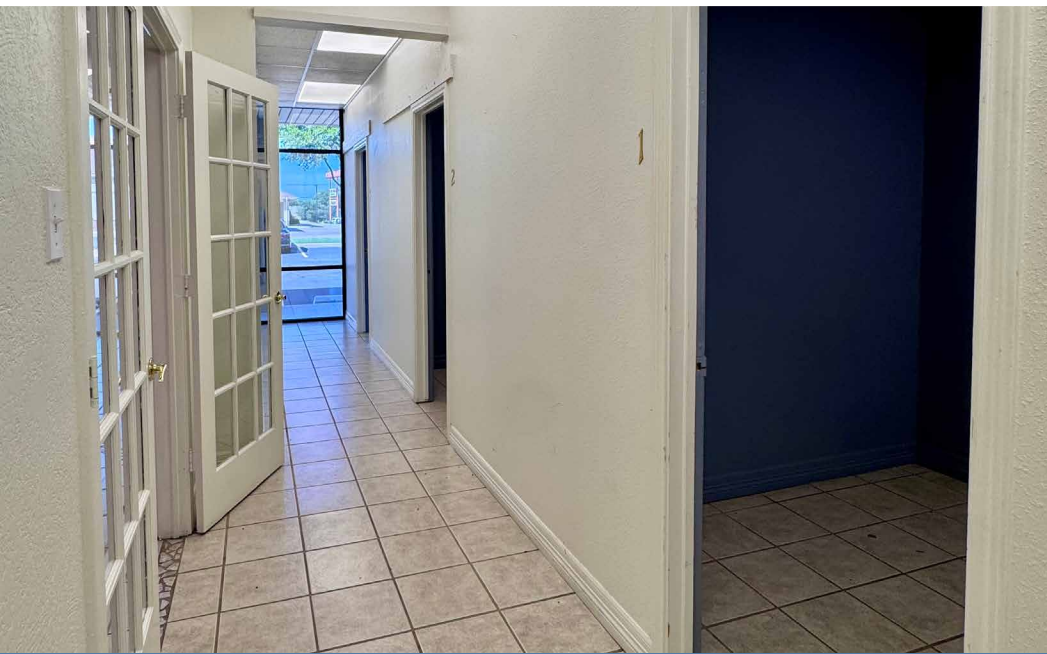
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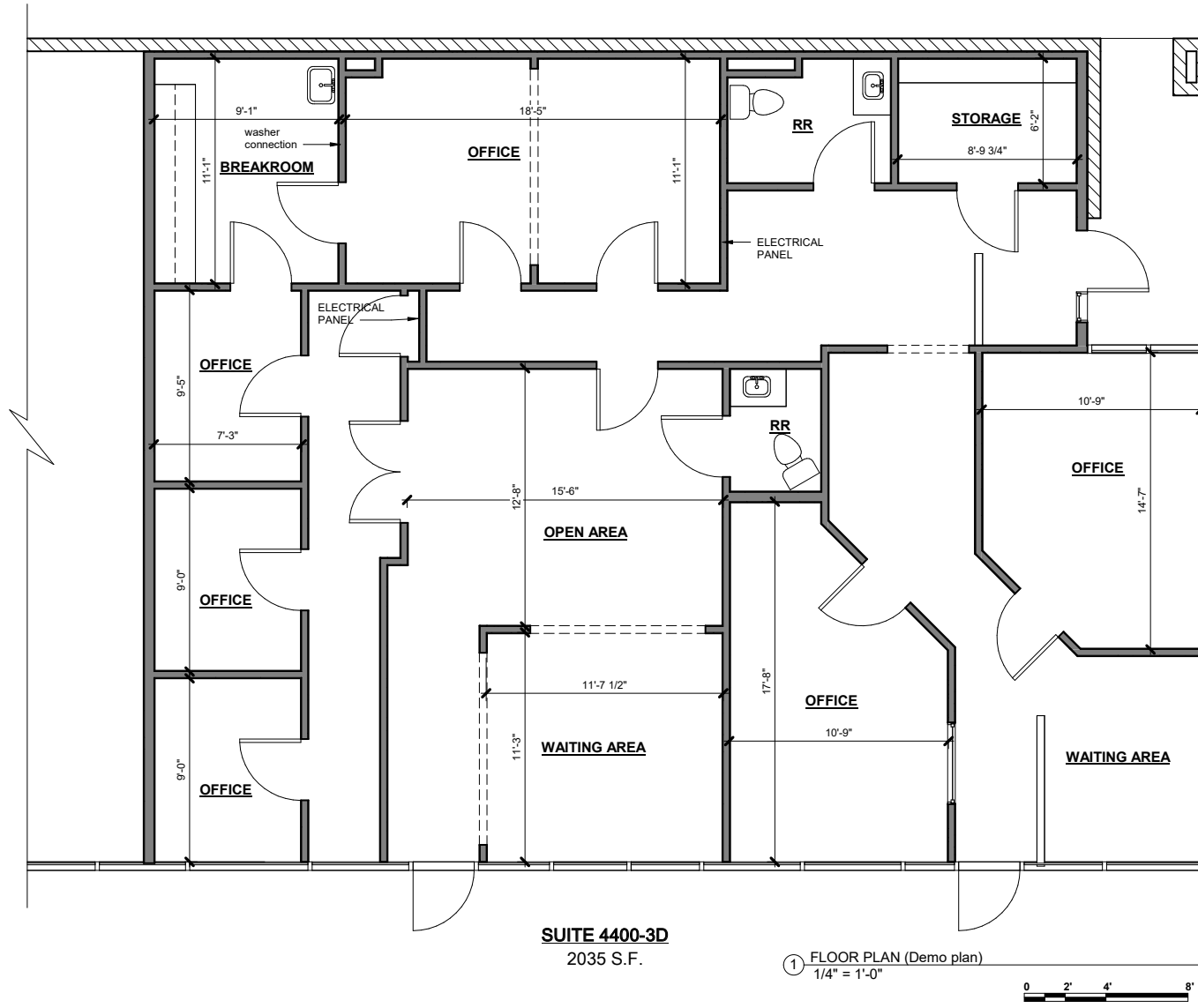
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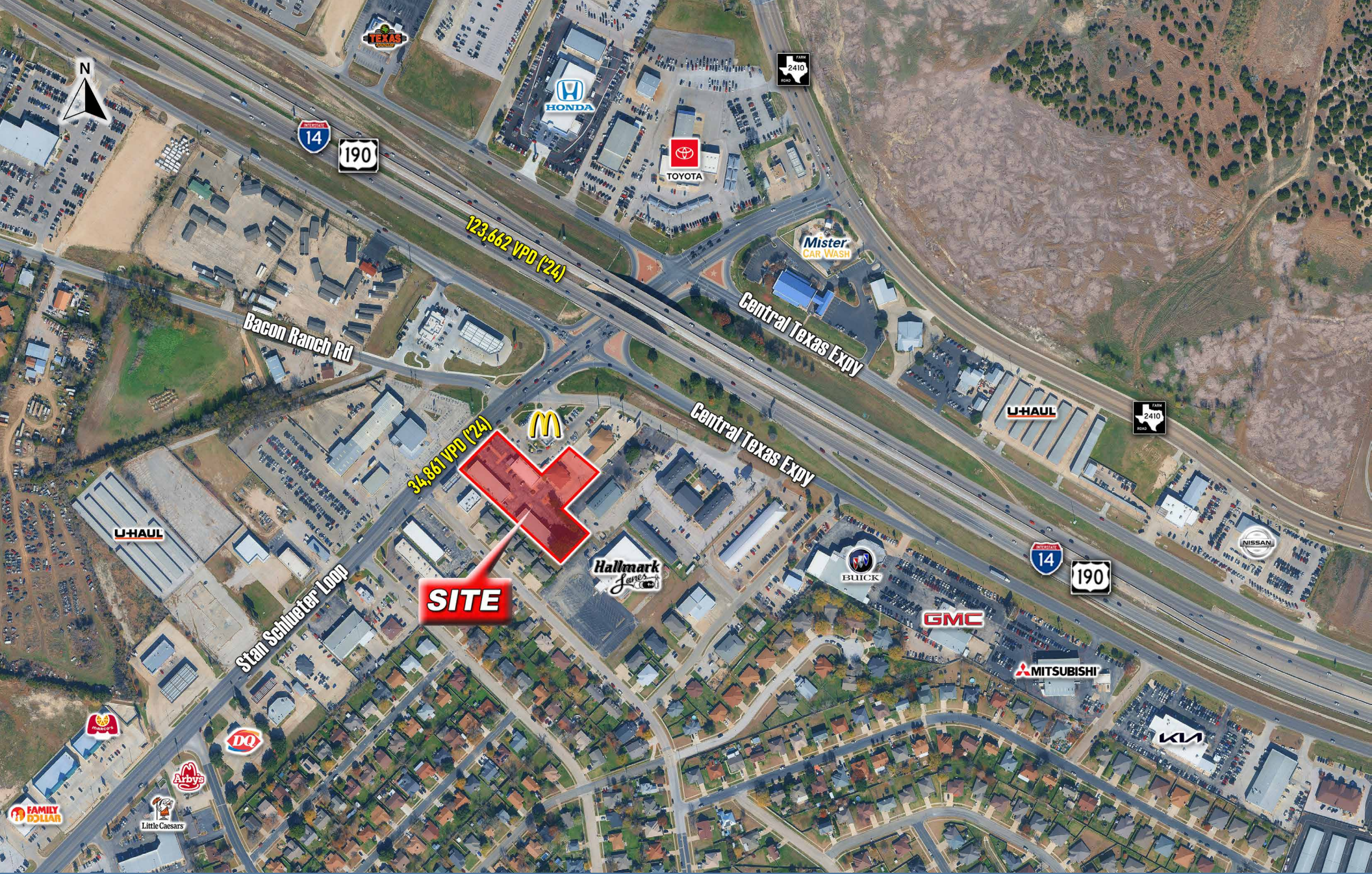
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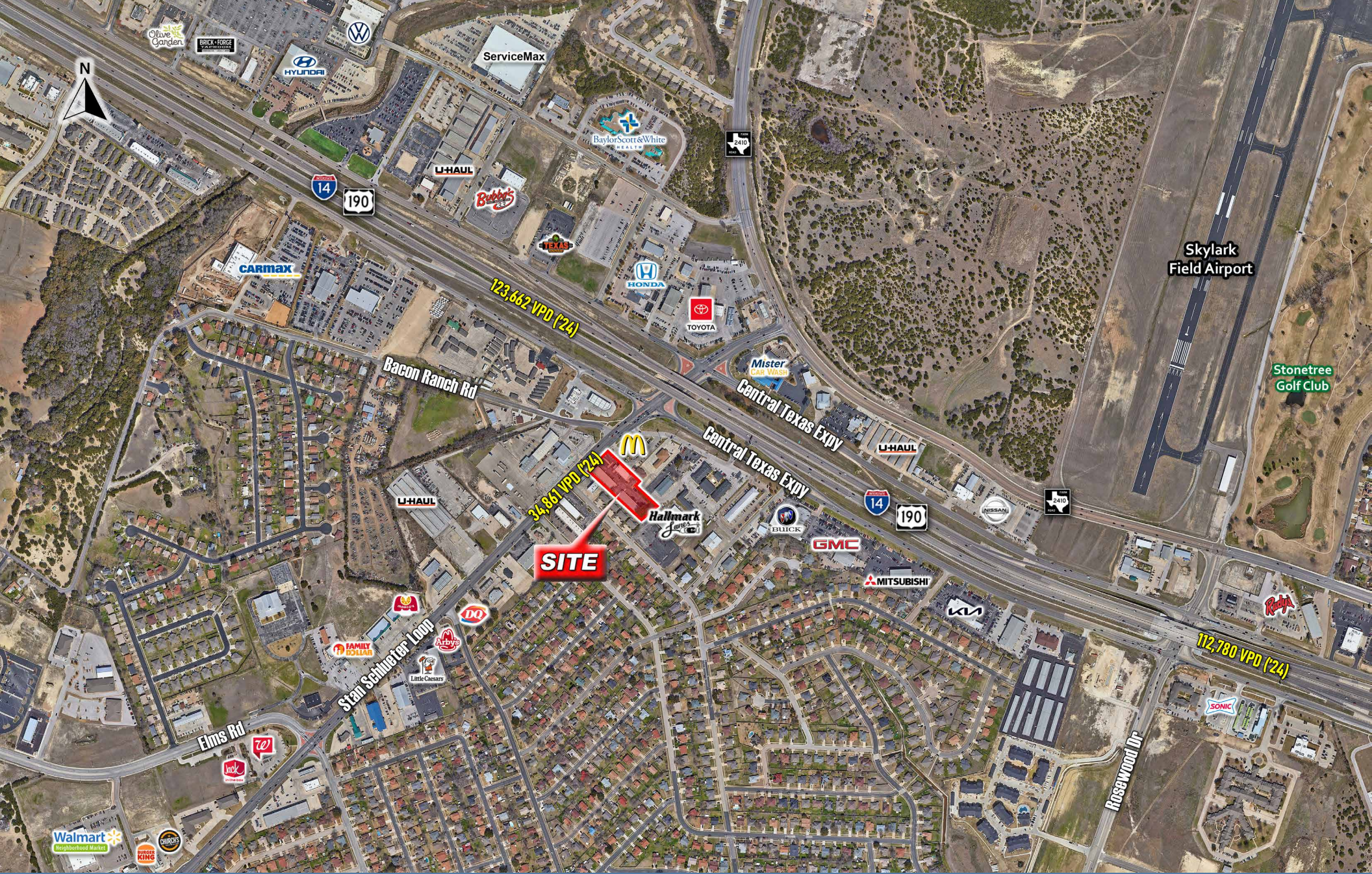
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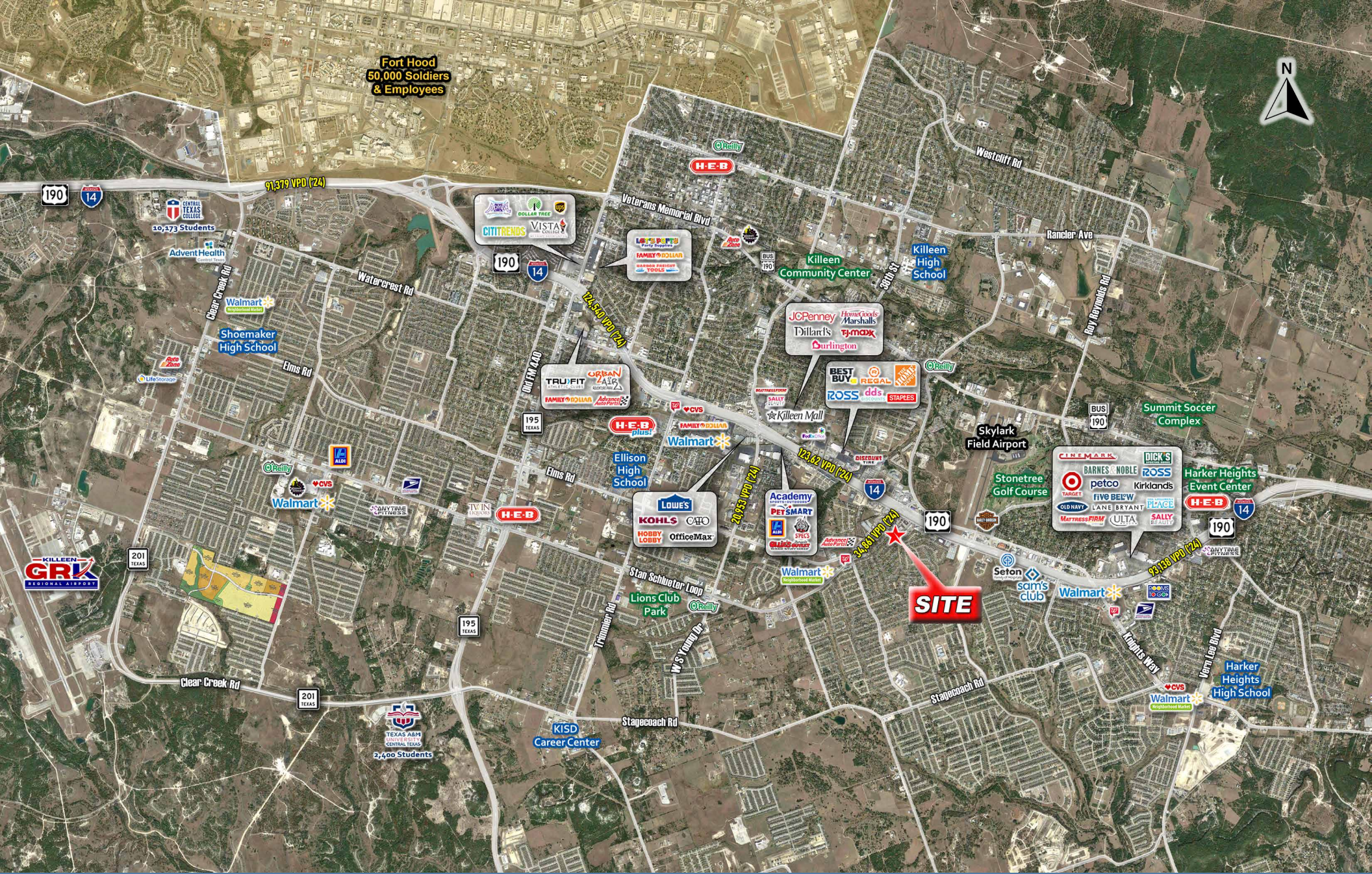
# HALLMARK PLAZA | SUITE 4400-3D: FLOOR PLAN



# HALLMARK PLAZA | SITE AERIAL



# HALLMARK PLAZA | CLOSE AERIAL



# HALLMARK PLAZA | MARKET AERIAL



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